

IMPORTANT NOTICE TO APPLICANT:Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY**FOR OFFICIAL USE ONLY:**

Agenda Date: 8/5/2016
 Tentative No.: T- 23613
 Received Date: 7/19/2016

FEES:

D.R.E.R.----- \$1,872.00
 Plus \$10.90 per site in excess of 6 sites----- \$0.00
 D.R.E.R. enviromental----- \$210.00
 PRINT \$2,082.00

Number of Sites : (1)

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
 AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> \$2,206.92 <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENTMunicipality: UNINCORPORATED MIAMI-DADE COUNTY Sec.: 35 Twp.: 56 S. Rge.: 39 E. / Sec.: Twp.: S. Rge.: E.1. Name of Proposed Subdivision: FEDEX GROUND FACILITY2. Owner's Name: SUNCAP MIAMI, LLC Phone: Address: 6101 Carnegie Blvd, STE 180 City: Charlotte State: NC Zip Code: 28209Owner's Email Address: kdarr@suncappg.com3. Surveyor's Name: PULICE LAND SURVEYORS, INC. Phone: 954-572-1777Address: 5381 NOB HILL ROAD City: SUNRISE State: FL Zip Code: 33351Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM4. Folio No(s): 30-6935-000-0061 / 30-6935-000-0052 / 30-6935-000-0400 / 5. Legal Description of Parent Tract: SEE ATTACHED6. Street boundaries: SW 272 STREET AND SW 127 AVENUE7. Present Zoning: IU-3 Zoning Hearing No.: Z2013000100

8. Proposed use of Property:

Single Family Res.(Units), Duplex(Units), Apartments(Units), Industrial/Warehouse(236,976 Square .Ft.),
 Business(Sq. Ft.), Office(Sq. Ft.), Restaurant(Sq. Ft. & No. Seats), Other (Sq. Ft. & No. of Units)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083. SunCap Miami, LLC by its manager SC Miami Investment, LLC

STATE OF North CarolinaCOUNTY OF Mecklenburg SSSignature of Owner: [Signature](Print name & Title here): Jason K. Brig Authorized Signatory

BEFORE ME, personally appeared Jason K. Brig this 8 day of February, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known or produce as identification who did (not) take an oath.

WITNESS my hand and seal in the County of Mecklenburg and State of North Carolina this 8 day of February, 2016 A.D.Signature of Notary Public: [Signature](Print name here): Jason K. Brig

(NOTARY SEAL)

(Commission Expires)

(Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

TENTATIVE PLAT T-23613-S-N.O.
NAME: FEDEX GROUND FACILITY
SEC. 35 TWP. 56 RGE. 39 / DIST. 9
ZONING: IU-3 / UNINCORPORATED MIAMI-DADE

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT
OF
FEDEX GROUND FACILITY
A PORTION OF SECTION 35 TOWNSHIP 56 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA
FOR

SUNCAP MIAMI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6101 CARNegie BOULEVARD, SUITE 180
CHARLOTTE, NC 28209
(704) 945-8055

LEGAL DESCRIPTION:

A PORTION OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST;
THENCE RUN S89°11'32"W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 35
50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHWEST 127TH AVE, SAID POINT BEING THE
POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, RUN S00°45'41"E ALONG SAID WEST
RIGHT OF WAY LINE, 1344.62 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST
1/4 OF SECTION 35; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN S89°14'03"W ALONG
SAID SOUTH LINE, 1632.06 FEET TO THE EAST LINE OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SECTION 35, THENCE DEPARTING SAID SOUTH LINE, RUN N00°48'42"W
ALONG SAID EAST LINE, 1343.43 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION
35, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 272ND STREET PER THE PLAT OF
"AIR BASE SCHOOLS SUBDIVISION" AS RECORDED IN PLAT BOOK 87, PAGE 91 AND PER THE PLAT
OF "H.U.D. FLORIDA 5-72", AS RECORDED IN PLAT BOOK 114, PAGE 14, ACCORDING TO THE PLATS
THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN
N89°11'32"E ALONG SAID NORTH LINE AND SOUTH RIGHT OF WAY LINE, 1633.24 FEET TO THE POINT
OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 50.37 ACRES MORE OR LESS.



LOCATION MAP

THE SE 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

CONTACT PERSON INFORMATION

PULICE LAND SURVEYORS INC. -- JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

DEVELOPMENT INFORMATION

TRACT A:
- 236,975 SF INDUSTRIAL WAREHOUSE FACILITY WITH 7,610
SQUARE FEET OF OFFICE AREA.
- 984 SF INTERNAL SECURITY BUILDING
- PAVED PARKING
- SURFACE WATER MANAGEMENT
- POTABLE AND SANITARY SEWER INFRASTRUCTURE

TRACT B:
- NO BUILDINGS ARE PROPOSED
- NO PAVED PARKING OR INTERNAL ROADS ARE PROPOSED
- NO SURFACE WATER MANAGEMENT IS PROPOSED HOWEVER
THE DEVELOPER RESERVES THE RIGHT TO EXTEND A
SURFACE WATER MANAGEMENT POND ONTO PARCEL
- NO POTABLE WATER OR SANITARY SEWER IS PROPOSED

NOTES:

- 1) THIS SITE CONTAINS 2,194,301 SQUARE FEET (50.3742 ACRES) MORE OR LESS.
- 2) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120635 0594C; MAP DATE: 9/11/09.
- 3) THIS SITE LIES IN SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 56 SOUTH, RANGE 39 BEING S00°45'36"W.
- 5) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: SUNCAP PROPERTY GROUP, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; SUNCAP MIAMI, LLC, A FLORIDA LIMITED LIABILITY COMPANY OF FLORIDA; U.S. BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR; AND CHICAGO TITLE INSURANCE COMPANY.
- 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.2'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.1'$.
- 7) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE ORDER NO. 4999527, PREPARED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 5, 2014 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF SAID COMMITMENT:
ITEMS 1, 2, 3, 4 AND 5: GENERAL EXCEPTIONS, NOT ADDRESSED.
ITEM 6: EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN CLERK'S FILE NO. EE-112727 AFFECTS THIS SITE, THE WIDTH OF SAID EASEMENT CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
ITEM 7: EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN CLERK'S FILE NO. EE-74169 AFFECTS THIS SITE BUT THE LIMITS ARE NOT STATED AND NOT PLOTTABLE.
ITEM 8: UNITY OF TITLE RECORDED IN O.R.B. 6868, PAGE 652 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 9: MEMORANDUM OF ORDINANCE NO. 83-24 RECORDED IN O.R.B. 11781, PAGE 1422 AND RE-RECORDED IN O.R.B. 12046, PAGE 481 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 10: RESOLUTION NO. R-1452-85 RECORDED IN O.R.B. 12694, PAGE 2061 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 11: INTERDEPARTMENTAL LETTER BETWEEN MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT AND MIAMI-DADE COUNTY GENERAL SERVICES RECORDED IN O.R.B. 25907, PAGE 4447 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 12: DECLARATION OF RESTRICTIONS RECORDED IN O.R.B. 29192, PAGE 1037 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 13: TERMS, CONDITIONS, RESTRICTIONS AND COVENANTS AND RIGHT OF REVERTER CLAUSE IN INDEMNITY DEED RECORDED IN O.R.B. 22889, PAGE 2565 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
ITEM 14: NOT ADDRESSED.
- 8) NO IMPROVEMENTS LOCATED AT THE REQUEST OF CLIENT.
- 9) THIS SITES WILL BE SERVED BY CENTRAL WATER AND SEWER.
- 10) DADE COUNTY FLOOD CRITERIA IS 6.0', NATIONAL GEODETIC VERTICAL DATUM OF 1929, (PER SHEET 4 OF MIAMI-DADE FLOOD CRITERIA MAP IN PLAT BOOK 120, PAGE 13, DATED MARCH 1982).
- 11) PROPERTY IS ZONED "IU-E" (UNLIMITED INDUSTRIAL DISTRICT) INSTITUTIONS, UTILITIES AND COMMUNICATIONS.
- 12) FOLIO NUMBER: 30-6935-000-0052.

CERTIFICATION:

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS TENTATIVE PLAT AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.

☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

SHEET 1 OF 2

5		
4		
3	#5523 INITIAL PLAT 7/27/16	M.D.
2	REVIEW TITLE COMMITMENT 3/15/16	B.B.
1	#60429 BOUNDARY SURVEY 1/27/16	M.D.
NO.	REVISIONS	BY

FEDEX GROUND FACILITY
SW 272nd STREET AND SW 127th AVENUE
MIAMI-DADE COUNTY, FLORIDA 33309

BOUNDARY SURVEY
AND TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: M.D.
CHECKED BY: J.F.P.

SCALE: 1" = 100'
SURVEY DATE: 1/27/16

FILE: SUNCAP PROPERTY GROUP
ORDER NO.: 61573

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